



DEPARTMENT OF PLANNING

REVIEW OF CONDITION(S) SUBMITTAL REQUIREMENTS

PRE-APPLICATION CONFERENCE: A pre-application conference with a representative from the Department of Planning is required before submitting an application. It is the responsibility of the applicant to schedule the pre-application conference by submitting a completed Pre-Application Conference Request form. See Planning Commission Meeting Schedule for pre-application conference and submittal closings dates.

PRE-APPLICATION SUBMITTAL CHECKLIST: A Submittal Checklist with an **original signature** by the planner conducting the Pre-Application Conference is required.

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Review of Condition(s) is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Review of Condition(s) application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Review of Condition(s).

JUSTIFICATION LETTER: A detailed letter that explains the request, the intended use of the property, and how the project meets/supports existing City policies and regulations is required.

COPY OF APPROVAL LETTER: Submit a copy of the approval letter that includes the condition(s) to be reviewed.

FEES: Non-public Hearing\$300
Public Hearing\$300 plus \$500 for notification and advertising costs (\$750 if alcohol related)
plus \$30 for recording of Notice of Zoning Action

STATEMENT OF FINANCIAL INTEREST: A completed Statement of Financial Interest is required.

THE FOLLOWING PLANS ARE REQUIRED ONLY IF APPLICABLE

ALL PLANS SUBMITTED MUST BE NO SMALLER THAN 11x17 AND NO LARGER THAN 24x36.

SITE PLAN: (6 folded and 1 rolled, colored) Draw to scale and make legible: the entire subject parcel(s), all proposed and existing structures, utility easements and locations, signage, and adjacent streets. **Colors to Use:** residential buildings-YELLOW; multi-family buildings-ORANGE; commercial buildings-PINK; landscaping-GREEN; pavement-GRAY, industrial building-PURPLE, public building-BLUE. Site Plans must include:

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|----------------------------------------------------|-----------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> PROPERTY LINES CALLED OUT | <input type="checkbox"/> ADJACENT LAND USES/STREETS | <input type="checkbox"/> PARKING ANALYSIS |
| <input type="checkbox"/> DIMENSIONS (ACTUAL)/SCALE | <input type="checkbox"/> LANDSCAPE AREAS | <input type="checkbox"/> BUILDING SIZE (SQ. FT.) |
| <input type="checkbox"/> STREET NAMES | <input type="checkbox"/> VICINITY MAP | <input type="checkbox"/> PROPERTY SIZE (SQ. FT.) |
| <input type="checkbox"/> PARKING SPACES | <input type="checkbox"/> NORTH ARROW | <input type="checkbox"/> F.A.R. (FLOOR AREA RATIO) |
| <input type="checkbox"/> INGRESS/EGRESS | <input type="checkbox"/> SCALE | <input type="checkbox"/> DENSITY |

LANDSCAPE PLAN: (1 folded and 1 rolled, colored) Draw and make legible: all proposed and/or existing trees, shrubs and ground covers within common areas, easements, parking islands, buffers, perimeters and all other open space areas. **Photographs may be submitted for existing projects only when no outside changes are proposed.** Landscape Plans must include:

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|-----------------------------------------------------------|-------------------------------------------------------|--------------------------------------|
| <input type="checkbox"/> TYPE & SIZE OF GROUND COVER | <input type="checkbox"/> SPECIFIC PLANT MATERIAL/SIZE | <input type="checkbox"/> NORTH ARROW |
| <input type="checkbox"/> LANDSCAPED AREA DIMENSIONS/SCALE | | |

BUILDING ELEVATIONS: (1 folded and 1 rolled, colored) Draw and make legible: all sides of all buildings on site.

Photographs may be submitted for existing projects only when no outside changes are proposed. Building Elevations must include:

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|-------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> DIRECTION OF ELEVATION | <input type="checkbox"/> BUILDING MATERIALS & COLORS CALLED OUT | <input type="checkbox"/> ELEVATION DIMENSIONS/SCALE |
|-------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------|

FLOOR PLAN: (1 folded/1 rolled) Draw and make legible: all rooms and/or spaces contained within the building(s) on the site. Floor Plans must include:

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|------------------------------------------|-------------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> ENTRANCES/EXITS | <input type="checkbox"/> MAXIMUM OCCUPANCY (PER U.B.C.) | <input type="checkbox"/> ROOM DIMENSIONS/SCALE |
| <input type="checkbox"/> USE OF ROOMS | <input type="checkbox"/> SEATING CAPACITY (WHEN APPLICABLE) | <input type="checkbox"/> NORTH ARROW |

LASER PRINT: A reduced, black & white 8.5x11 (high resolution) copy of **above** required plans and drawings is required.